

Know all Men by these Presents,

021564

That I, RALPH DULAC, of Waterville, County of Kennebec,
and State of Maine,

in consideration of One dollar and other valuable consideration

paid by PAUL MAROON and MARY B. MAROON, husband and wife,
both of Winslow, County of Kennebec, and State of
Maine.

whose mailing address is 49 Cushman Road, Winslow, ME 04901

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and
convey** unto the said PAUL MAROON and MARY B. MAROON,

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land numbered fifty-five (55) situate in
said Waterville, on the Boutelle Farm Tract, so-called and so
numbered according to a plan of survey of said Boutelle Farm now on
file at the Kennebec Registry of Deeds.

This conveyance is subject, however, to the following restrictions
to which the grantee in accepting this instrument agrees, viz:

No dwellings are to be erected on said lot to cost less than two
thousand dollars, and no buildings are to be erected except
dwellings and private stables and garages to be used in connection
therewith; and no building is to be erected within fifteen (15)
feet of the sidewalk doorsteps, piazzas and baywindows, excepted.

Being the same premises conveyed to the grantor herein by Warranty
Deed of Lodia Boisvert dated May 29, 1984 and recorded in the
Kennebec Registry of Deeds at Book 2688, Page 41.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **PAUL MAROON and MARY B. MAROON** 57-32
as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do ~~runnant~~ with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances ;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

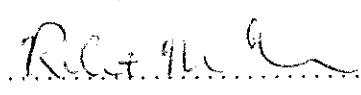
In Witness Whereof, I the said **RALPH DULAC,**

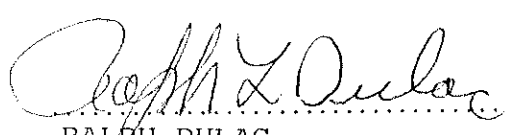
~~and~~

~~husband/wife of the said~~

~~joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the~~
above described premises, have hereunto set my hand and seal this 9th day of the month of September, A.D. 1988.

Signed, Sealed and Delivered
in presence of

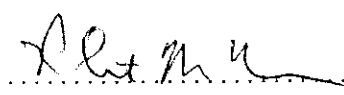

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RALPH DULAC

State of Maine, County of Kennebec **ss.** September 9, 1988.

Then personally appeared the above named **RALPH DULAC**

and acknowledged the foregoing instrument to be his free act and deed.

Before me, 
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Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.
1988 SEP 12 AM 9:00

Printed Name, **Robert M. Marden**
Attorney at Law/Notary Public
My Commission Expires Nov. 5, 1988